

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 12, 2020  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson Susan Peerson called the meeting to order at 9:02 a.m. Chairperson Susan Peerson adjourned the meeting at 10:03 AM.

**ATTENDANCE DURING THE MEETING:**

Chairperson Susan Peerson – present  
Vice-Chairperson William Hofman – present  
Commissioner James Whalen – present  
Commissioner Douglas Austin – present  
Commissioner Vicki Granowitz – present  
Commissioner Dennis Otsuji – present  
Commissioner Matthew Boomhower - present

Staff

Corrine Neuffer, City Attorney – present  
Laura Black, Planning Department – present  
PJ FitzGerald, Development Services Department – present  
Tony Khalil Development Services Department – present  
Carmina Trajano, Recorder – present

**ANNOUNCEMENTS/PUBLIC COMMENT**

Elyse Lowe, Director of the Development Services Department, wanted to honor and to recognize Chairwoman Peerson's service as today is her last day at the Planning Commission. In recognition for her eight years of volunteer public service on Planning Commission, Director Lowe asked those in attendance in the room to join her in a round of applause for Commissioner Peerson. She greatly appreciated Commissioner Peerson's perspectives that she brought, and noted it was "fun" to have an academic on the Planning Commission. Her attention to detail is definitely something they talk about quite a bit. She has done a lot of projects that were challenging, asking questions about public space, and thinking about park and landscape and those types of requirements that really bring that eye of beauty and usability to a project that San Diego really appreciates. So, now she will have more time to spend with her students as she teaches them online. Director Lowe conveyed that she was a really great person, great to work with. The staff has really appreciated her and she is certain that her Commissioners have, too. She said that Commissioner Peerson has been a fair and impartial Chair; she knows how to run a meeting; and she has set a great example. She thanked her and told her she was going to be missed. She then deferred to Assistant Deputy Director PJ FitzGerald who brought out a purple lei and placed it around her neck. Director Lowe closed with an "Aloha" and thanked her for everything.

Commissioner Peerson responded by thanking Elyse Lowe and thanking all for being present. She said she saw a lot of familiar faces in the audience, people that she has worked with and noting that there were a few who started out their careers here including herself, her husband and Director Lowe. She started her career as a Junior Planner in the City of San Diego Planning Department where she would present to the Planning Commission and the City Council. She did not know then she would eventually have the honor of sitting on the Commission later in her career. She went on to say that it has been her pleasure to be on the Planning Commission and most recently to be the Chair. It is an honor to serve Mayor Faulconer. The City of San Diego and she work alongside outstanding City staff and fellow Commissioners. She continued with saying that eight years has flown by. She spoke with Karen Lynch saying that it was a Telecom project that her first project eight years ago. And, now thinks come full circle (Item 1 of the day's agenda is Telecom – T-Mobile Island View Market). She noted that there have been some memorable times: controversial projects, tough decisions and many, many hours of reading reports, environmental documents, and letters. She was very proud to be a part of eight Community Plan Updates, and it's where she saw a pattern in 20 Communities and seven of our Council Districts that have alleys. She has embarked on a longitudinal research project that she continues to do today with students in the Urban Studies and Planning Department at US San Diego where she teaches urban design. She really couldn't think of another Board or Commission except City Council that sees projects in all 52 Communities. She has learned a great deal about the City that she was born and raised in and that rare individual – she is a native San Diegan. She wanted to thank City staff for doing exemplary work and for their commitment and professionalism. She said they raised the bar for visual communication, graphics, illustration, maps, and tables. She said they knew she would ask about the drawing conventions, scale north arrow, color palette. She said was predictable, which is a good thing. She wanted to thank the community, those people who took time to speak to the Commission and tell them about their community; Commissioner Peerson said the Commission needed their voice. She wanted to thank her colleagues, past and current. She said each Commissioners brings their expertise and experience to the Commission and their job was to be good listeners and make informed decisions, and, over the years, she believes that they have done

just that. She thanked her husband, Ted Shaw, saying they met while working at the City of San Diego Planning Department, and they've been married ever since. She offered her sincere thanks to all.

Laura Black, Deputy Director of the Planning Department stated that it was amazing that, in her career, she started out as a junior (planner) in the Planning Department and went all the way through the series to a senior. She is grateful and her staff is grateful for all her support with items they've brought forward. She noted that they are doing the best work they can for the City and various communities and also citywide. She was reflecting this morning as to who's been Mayor since she started. She started out with Mayor Jerry Sanders then Mayor Bob Filner followed by a time with the Interim Mayor, Todd Gloria, and now finishing with Mayor Kevin Faulconer. She thanked her for everything that she has done. She noted that she thought staff have grown as to what they can provide this Commission through their eyes if not data driven, definitely design-driven and being able to say the story for a project or for a specific community effort. She thanked Commissioner Peerson for her time and wished her well on her next adventure.

Tony Khalil commented that he and Commissioner Peerson crossed paths many times in the past before Mayor Sanders. He wanted to say that he truly admired her leadership here on this Commission and noted that her commitment to the use of open spaces, public spaces, to improve the quality of the communities, and, most importantly, he admired her commitment to higher education to better educate the future planners of the of the City, by leading them to our City and to understand how we process plans, how we research plans and how to better use the open spaces that we have to improve the quality of life in the community. And, he truly admired her for that and thanked her for her service.

Commissioner Hofman commented that he recalled when they first met at his first confirmation hearing here and her second and, ever since that time, they've developed a great relationship. He said she has been a great mentor, a great leader, and he really admired the way she has handled the Planning Commission as Chair this past year. Her kindness, her fairness is really important, and he has really appreciated getting involved with her students over the last couple of years with their projects; it has been his pleasure doing so. He closed by saying that it has been a great pleasure being on the Commission with her, and he wished her well and noted he would be seeing her in the future.

Commissioner Austin commented that she is not only admired, but that she is loved and that that cannot be taken for granted. He noted that one of the things he really enjoyed about this group is that they respect each other and get along. He said she was a great leader in that respect. He has had decades out there (pointing to the chamber confines) watching various Commissions, and told her she has done a great job, and that he is proud to be someone who served with her. To conclude, he thanked her.

Commissioner Granowitz began by saying she would pick up where Laura Black left off. She said she has been trying to be in denial about this. Commissioner Granowitz said to Commissioner Peerson that she has mentored her. Commissioner Granowitz noted that even with all her experience, sitting

up there (at the Commissioner's table) it's intimidating - knowing where the buttons are and when to do it and forgetting to use people's last names. She said Commissioner Peerson was there to nudge her through and whisper to her and found it comforting. She has learned so much from Commissioner Peerson. She was so respectful to all the Commissioners, of the audience, and to the community. It was a pleasure to see her teach (she was sorry that UCSD campus is a closed campus, now.)

Commissioner Boomhower recalled when he took over Chairwoman Peerson's commissioner seat, he was told they would be "big shoes to fill". He commented that Commissioner Peerson runs a phenomenal meeting, but what he appreciated most was that when he became a Commissioner, she was so gracious in giving him her time and providing the patience in showing him how things work.

Commissioner Otsuji told of how he first met Commissioner Peerson. He had the pleasure of meeting her when she was appointed and approved to serve on this Planning Commission. They discussed the many activities that occur within the Planning Commission and was able to give her a bio of each and every one of the Commissioners that she would be working with. He thinks that helped her out with the personalities, and he told her that this was a very outstanding group that she would be able to work with. He pointed out that she took his spot, and she has gone above and beyond what he would have done. He appreciated that in that not very many people understand the profession while she understands from both the professional and the academic side. He appreciated it as well a lot of other people in the profession, for providing that expertise on the Commission. He recognized her husband in the audience, thanked her for her service, wished her well and thanked her.

Commissioner Whalen commented that he has known Commissioner Peerson for 35 years. He recalls when she worked in Planning. He thanked her for being her "neighbor lady."

Assistant Deputy Director (ADD) PJ FitzGerald asked to add her comments. She recalls that she knew that Commissioner Peerson was going to be a good Chair when she handled the Hillel item. There was a roomful of people and Facilities decided to have a fire drill that day. People exited the building, but the meeting was resumed in 30 minutes and Commissioner Peerson continued with the meeting with professionalism and didn't "miss a beat". She said they would miss her, were happy for her, and said she would now have time to "hunt down" those neglected alleys, study them and turn them into urban civic spaces. She stated that the staff respected her and all were happy to have had this time with her.

Commissioner Peerson responded to the comments saying that they were all very gracious and thanked everyone and noted that their paths would cross again. She thanked the staff that took the time and community members as well as her colleagues and friends. She said it was an honor and gave thanks for the flowers - she exclaimed they smelled terrific. She said she was surrounded by love, and said, "thank you".

#### **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

None.

**CONSENT AGENDA**

None.

**APPROVAL OF THE AGENDA**

Accepted as presented.

**DIRECTOR'S REPORT**

None.

**COMMISSION COMMENT**

None.

**DISCUSSION ITEMS**

ITEM-1: **T-MOBILE ISLAND VIEW MARKET – PROJECT NO. 492749**

City Council District: 4

Plan Area: Encanto Neighborhoods

Staff: Karen Lynch

Speaker slips in favor of the project were submitted by Joe Parker, Alexander Lew, and Adrian Salas.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATION TO DENY PLANNED DEVELOPMENT PERMIT (PDP) NO. 2205379 AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2205380 (ATTACHMENT 5); AND TO DIRECT THE APPLICANT TO WORK WITH STAFF TO DEVELOP A DESIGN ACCEPTABLE TO STAFF AND TO GO BACK TO THE COMMUNITY GROUP FOR THEIR REVIEW AND APPROVAL; AND RETURN FOR A DATE CERTAIN OF JUNE 4, 2020. Seconded by Commissioner Whalen. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower, Otsuji, and Whalen voting yea.